

FORM-B

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY
THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

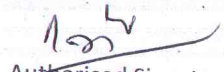
Affidavit cum Declaration

Affidavit cum Declaration of D. Raghu Rami Reddy, S/o.D. Subbarami Reddy, aged about 64 years, Managing Director of M/s. DSR Builders and Developers, No. 66/2, Raidurga Panmakhta (V), Serilingampally (M), RR District, Promoter of the Project, duly authorised vide Authorisation dated 02.11.2018.

I, D.Raghu Rami Reddy, Promoter of the Project namely "THE FIRST" and "BN Tech Square", do hereby solemnly declare, undertake and state as under:

1. That the Owners of the land namely Mr. Bharath Bhushan Aggarwal & Mr. Rahul Aggarwal have a legal title to the land on which the development of the proposed Project is to be carried out and a legally valid authentication of title of such land for development of the real estate project is enclosed herewith.
2. That the said land is **free from all encumbrances**.
3. That the time period within which the project shall be completed by us is 8th May 2023.
4. That seventy per cent. of the amounts realized by us for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice

For DSR BUILDERS AND DEVELOPERS


Authorised Signatory

that the withdrawal is in proportion to the percentage of completion of the project.

7. That We shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That We shall take all the pending approvals on time, from the competent authorities.
9. That We have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That shall not discriminate against any allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

ADDITIONAL DECLARATIONS

11. That the proposed Project is a mixed development Project. The amenities being provided for the residential project shall be solely for the use and enjoyment of the Allottees of the residential apartments and the Allottees of the commercial portion of the project shall be entitled to use only such amenities as are provided for the commercial portion of the Project. The Project is being registered as a single project for the ease of financial management of the project and for development/completion of the Project in accordance with the sanction building plan.

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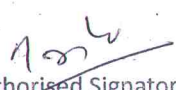
DEPONENT

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from Verified by me on this 29th day of November 2018.

For DSR BUILDERS AND DEVELOPERS

DEPONENT


Authorised Signatory